

Citizen Participation Plan Final Write-up For:

The City of Encinitas
Case # CPP-8712-2026
Temporary Fire Station #6 Project

Public Workshop: April 7, 2026

The meeting was held from 6:00 PM to 7:30 PM on April 7, 2026, at Diegueno Middle School (2150 Village Park Way, Encinitas, CA 92024). Ben Stryker (Senior Engineer) hosted the public meeting with Matt Widelski (Interim Assistant Director of Engineering), Braden DeWhite (Engineer I), Jorge Sanchez (Deputy Fire Chief), Michael Cattabiani (Engineer of Record from PBK Architects), and Thomas Strand (Environmental Consultant – Chambers Group). Also present from the City were Deputy Mayor Jim O'Hara, Councilmember Marco San Antonio, City Manager Jennifer Campbell, Fire Chief Josh Gordan, Director of Engineering Dan Nutter, and Director of Parks, Recreation and Cultural Arts Dave Knopp. 27 citizens signed the attendance sheet and were present. The meeting began with Chief Gordan & Ben Stryker presenting the project background and proposed improvements. Ben Stryker followed with information on project coordination, permitting requirements, and the tentative project schedule. After the presentation, a question-and-answer session with the public was held. All citizens left after the questions and comments were answered or compiled.

23 specific questions were raised during the discussion or were emailed before or after the meeting. They are listed below with answers in no particular order.

Question No. 1: Has the City investigated whether or not additional traffic control measures will be required on Lone Jack Road to accommodate the Fire Station? Concerns with speeding on the road to the north of Little Oaks Park around the bend by Jackie Lane.

Response: The City will be evaluating the location for required traffic safety measures necessary. The possibility of the existing bend in the road creating a blind corner will be taken into consideration when determining what required advanced warning, signage, striping is required for the roadway. Any required improvements will be added to the proposed project as design progresses.

Question No. 2: Why is the City using Little Oaks Equestrian Park? Were other sites looked at?

Response: The City is evaluating the Little Oaks Equestrian Park area because it is one of the few locations in Olivenhain that can reasonably support a fire station while improving emergency response coverage to the community. The purpose of the project is to address a long-standing service gap in Olivenhain by replacing the current limited patrol-unit model with a staffed Type 1 fire engine positioned closer to the community's wildfire, medical aid, and emergency response needs.

Yes, other sites were reviewed. The City hired a consultant in 2024 to evaluate available and potentially available properties in the Olivenhain area, including City-owned land, public properties, and other possible locations. Many of those sites were not feasible because of one or more issues, including size, poor access for fire apparatus, distance from the intended service area, lack of utility access, grading or topography challenges, environmental constraints, ownership limitations, or greater neighborhood impacts.

Little Oaks rose to the top because the City already owns property in the area, the location is within the community that needs the service improvement, and it falls near the middle of the department's response heat map for the Olivenhain service area. The parcel is being considered because the data shows it is strategically located near the center of emergency demand and risk in that part of the City. The location also provides a realistic opportunity to support a temporary solution while allowing the City to study apparatus access, utilities, site design, and emergency response coverage without starting from scratch on land acquisition.

Question No. 3: Can the City continue to operate out of the existing Fire Station 6 location on Rancho Santa Fe Road, or expand that site?

Response: The current location of Fire Station 6 on Rancho Santa Fe Road is not optimal for emergency response times into the Olivenhain area. A location further east along Lone Jack Road would provide more effective coverage and improved response efficiency. Additionally, the existing Fire Station is undersized for housing a type 1 fire engine and three on-duty personnel, and expansion of the current site is not feasible due to the building's existing configuration and physical limitations.

Question No. 4: Is the fire station going to be in the floodplain?

Response: Yes – the entirety of Little Oaks Equestrian Park is within the 100-year floodplain. Per Floodplain Development standards, the City will need to demonstrate no increase in the base flood elevation in the area and have the finish floor elevation of proposed structures be 24" above the base flood elevation or incorporate floodproofing elements to the project.

Question No. 5: Flood conditions have gotten worse overtime, is the City planning on addressing that for the floodplain analysis?

Response: The City is committed to ensuring all required Floodplain Management obligations are met for the proposed project. If deemed necessary, staff will evaluate the feasibility of incorporating additional safety factors to the proposed design.

Question No. 6: Can the City invest more money into making the temporary structure more aesthetically pleasing?

Response: The City will be exploring alternative aesthetics for the sprung structure and mobile modular home based on feedback provided by the community. Staff will see if we can make the home more "ranch-style" and see what our architect can suggest in an effort to make the sprung structure look more like a rural barn.

Question No. 7: How big is a Type 1 Engine? Can it navigate the steep hills and dips that exist deeper into Olivenhain?

Response: The size of a typical Type 1 Fire Engine is 31-33 feet long, 8 feet wide (10ft wide with mirrors), and approximately 9.5 to 10 feet tall. Yes, it can navigate deeper into Olivenhain with limited off pavement capabilities. Our Type 1 Fire Engines currently respond into Olivenhain without issue.

Question No. 8: Where is the closest existing Type 1 Engine?

Response: The closest Encinitas Type 1 Fire Engine is at Fire Station 4, 2011 Village Park Way.

Question No. 9: How will a Type 1 Engine operate at Little Oaks Park without impeding traffic on Lone Jack Road, getting in and out of the site?

Response: The proposed garage and driveway placement will be strategically located to ensure all turning/pivoting movements (3-point-turns) occur on the project parcel and not on Lone Jack Road.

Question No. 10: Lone Jack Road is too narrow as it approaches Rancho Santa Fe Road. When responding to emergencies to the south, the fire engine will need to be in the opposite lane of traffic, especially during peak traffic. How will the fire department handle this?

Response: The Fire Department regularly responds Code 3 in areas with narrow roads and congestion throughout the city. When necessary, emergency vehicles may briefly use opposing lanes of traffic to maintain response times, but only when it is safe to do so. All responses are conducted with due regard for public safety and careful assessment of traffic conditions.

Question No. 11: Are we building the temporary station because we don't have a location for a permanent one? Is this the best use of City funds?

Response: The temporary fire station is being established to improve emergency response times and service delivery to the Olivenhain community now, while long-term planning for a permanent station continues. Developing, funding, and constructing a permanent fire station can take several years, so the temporary station provides an immediate operational solution to address current service needs while the City evaluates and plans for a permanent facility.

Question No. 12: How long will the temporary station be in place?

Response: The temporary station will remain in place until a permanent fire station is planned, funded, and constructed. The timeline for that process depends on future City planning, budgeting, approvals, and project implementation, which can take several years. At this time, there is no exact start or completion date for a permanent station.

Question No. 13: What portions of Little Oaks Park will be converted for the temporary fire station & what will remain for use as a park by the public?

Response: The current proposal includes converting the horse corral for the temporary fire station. The existing public parking lot will remain, and staff will be exploring maximizing trailer parking to ensure access to the surrounding trail network remains. Additionally, based on comments received through the CPP process, staff will be investigating the possibility of adding a smaller horse corral to the north side of Little Oaks Park.

Question No. 14: The 90 degree turn on Lone Jack Road is a blind corner heading toward Rancho Santa Fe Road and it is dangerous even without a fire truck navigating it during an emergency response. The road should be widened before a fire station is located at Little Oaks Park.

Response: The Fire Department already operates Type 1 fire engines through this turn during normal responses in the area, in both directions. Our drivers are trained to navigate blind corners and narrow roads carefully under both Code 3 and non-Code 3 conditions, adjusting speed and exercising caution to maintain safety. Based on this evaluation with the Fire Department, Engineering has determined that road widening is not required for the temporary fire station project.

Question No. 15: The equestrian area is not simply vacant land – it is a core part of the community’s identity and serves as an important recreational and gathering space. How does the City plan on addressing concerns related to both long-term planning and preservation of a unique and valued community asset?

Response: The current proposal includes converting the horse corral for the temporary fire station. The existing public parking lot will remain, and staff will be exploring maximizing trailer parking to ensure access to the surrounding trail network remains. Additionally, based on comments received through the CPP process, staff will be investigating the possibility of adding a smaller horse corral to the north side of Little Oaks Park. The City will be exploring alternative aesthetics for the sprung structure and mobile modular home based on feedback provided by the community to match the community character. Staff will see if we can make the home more “ranch-style” and see what our architect can suggest in an effort to make the sprung structure look more like a rural barn.

Question No. 16: By adding a 24 hour fire station that responds to emergencies, sirens and lights are inevitable. Olivenhain is “of rural character” with no streetlights. Will there be controls & use restrictions on fire trucks when being deployed & as they exit the station?

Response: The Fire Department currently responds to all areas of Olivenhain and already practices siren control as part of normal emergency operations. We are very mindful of siren use, particularly during quiet hours and in sensitive areas such as the local horse community. Emergency vehicles are operated in accordance with state law and departmental policy, which requires the use of emergency lights during Code 3 responses. Sirens are used as needed for safety and traffic warning, with operators exercising judgment to minimize unnecessary noise whenever conditions allow while maintaining public and responder safety.

Question No. 17: Do we have photos of the 1,440 sq ft manufactured home?

Response: Yes – renderings of the proposed 1,440 sq ft manufactured home were included in the CPP presentation and is available online on the project page, link here: <https://www.encinitasca.gov/government/city-projects-initiatives/temporary-fire-station-6>

Question No. 18: Is it possible this location will ultimately be designated as a fire station permanently?

Response: As the City explores long-term planning for a permanent Fire Station 6, this location may be considered as one possible option, along with other locations that may become available during the planning process. No permanent site has been selected at this time, and future decisions will be based on operational needs, site availability, planning considerations, and overall community benefit.

Question No. 19: Where will riders go now for lessons or free ring usage?

Response: The project team is investigating the possibility of adding a small horse corral to the north side of the parcel. Additionally, the project team will be accommodating horse-trailer parking to the maximum extent feasible to ensure equestrian access to the surrounding trail network is maintained during the presence of the temporary fire station.

Question No. 20: Has the City assessed whether the parcel it owns adjacent to 2944 Lone Jack Road could be graded or otherwise improved to accommodate a permanent fire station?

Response: Yes – upon review of existing land records for the parcel directly adjacent to 2944 Lone Jack Road to the south is unfit for development due to the presence of an Open Space Easement over the entire parcel.

Question No. 21: What analysis has been conducted regarding the precedent a Major Use Permit Modification may set for future land use changes within Olivenhain?

Response: Initial research by the project team has identified that a public fire station would fit in the “civil/institutional use”, which is a permitted use under the parcel’s zoning designation of RRFP. The change in use is also consistent with the City’s General Plan (Public Safety Policy 1.1 and Resource Management Policy 10.10). Further analysis will need to be prepared and demonstrated by the project team during the course of our discretionary permitting process.

Question No. 22: Has the City looked into developing the north end or middle of Little Oaks Park instead of the south end?

Response: The project team reviewed the entire project parcel to determine the most suitable location for the temporary facilities. In order to maximize continued use as a public parking lot that accommodates horse trailer parking, the southern portion of the lot is the most optimal spot to place the temporary structures.

Question No. 23: Is it possible to use the modules at temporary Fire Station 1 for Fire Station 6, should they become available?

Response: It would be unlikely that the manufactured home currently located at Pacific View Arts Center would work for the subject parcel. The manufactured home for Fire Station 1 was considerably larger (2,400 sq ft) and would occupy a much larger area of the Little Oaks Park parcel.

At the end of the Q&A session, City Staff thanked the attendees for their time and comments. Three (3) residents provided email comments prior to and after the meeting expressing concerns with the project. Their questions asked are addressed in this report. Additionally, the City received ten (10) submissions from the online comment form prior to and after the meeting. The questions and concerns raised in the comment forms have been addressed in this report.